

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

**Meeting of the Advisory Design Panel  
Held at City Hall, 141 West 14th Street, North Vancouver, B.C.  
In Conference Room A on Wednesday, December 14<sup>th</sup>, 2016**

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**MINUTES**

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- Present:** K. Bracewell, RCMP  
B. Checkwitch  
K. England  
S. Gushe  
P. Maltby  
A. Man-Bourdon
- Staff:** D. Johnson, Development Planner  
S. Kimm-Jones, Committee Clerk  
C. Perry, Supervisor, Development Servicing  
M. Epp, City Planner  
C. Miller, Planner 1
- Guests:** 519-531 East 3<sup>rd</sup> Street (Development Permit Application)  
Duane Siegrist, Integra Architecture Inc.  
Dale Staples, Integra Architecture Inc.  
Melvin Lau, Integra Architecture Inc.  
Steve Forrest, Anthem Properties  
Rocky Sethi, Anthem Properties  
Alyson Kelly-Carlson, Anthem Properties  
Gerry Eckford, ETA Landscape Architecture  
Troy Glasner, E3 Eco Group Ltd.  
Madeline Pearson, E3 Eco Group Ltd.
- 618-638 East 3<sup>rd</sup> Street (Development Permit Application)  
Thomas Leung, Western Belleville T/H Limited Partnership  
Magdalen Leung, Western Belleville T/H Limited Partnership  
Kelvin Leung, Western Belleville T/H Limited Partnership  
Mike Cooper, Western Belleville T/H Limited Partnership  
Wayne Fougere, Fougere Architecture Inc.  
Parisa Ghavam, Fougere Architecture Inc.  
Mary Chan, PMG Landscape Architects  
Yuen Ruan, PMG Landscape Architects  
Monte Paulsen, RDH Building Science
- 272 East 9<sup>th</sup> Street (Rezoning Application)  
Kent Halex, Halex Architecture Ltd.  
Bill Harrison, Forma Design Inc.  
Josh Bernsen, Forma Design Inc.  
Lino Castagno, owner

**Absent:** J. Geluch  
B. Harrison  
A. Sehwoerer

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The meeting was called to order at 5:50 p.m. B. Checkwitch took the Chair.

**1. Minutes of Meetings of the Advisory Design Panel held November 16<sup>th</sup>, 2016**

It was regularly moved and seconded

**THAT** the minutes of the meeting of the Advisory Design Panel held November 16th, 2016 be adopted.

**Carried Unanimously**

**2. Business Arising**

None.

**3. Staff Update**

D. Johnson reviewed the status of ongoing development projects.

*K. England entered the meeting at 5:43 p.m.*

**4. 519-531 East 3<sup>rd</sup> Street (Development Permit Application)**

This is a proposal to build four four-storey buildings containing 36 townhome units of varying sizes with a proposed lot coverage of 49% and FSR of 1.59.

Staff asked for Panel's input on the projects compatibility with the Moodyville Development Permit Guidelines, the legibility and function of the required live/work units, the project's contribution to the sense of incremental development in the areas, the appropriateness of the proposed cladding materials, and pedestrian circulation through the site.

Rocky Sethi introduced the project, which is the first of two they have planned for the area.

Duane Siegrist, Integra Architecture Inc., described the project to the Panel:

- Stacked townhouses are planned to the right of the proposed project.
- What is Moodyville? The design should create a positive sense of place, honour the legacy and history of Moodyville, show innovation through the use of lights and wood, and have diversity in housing, creating an informal and relaxed neighbourhood for residents.
- Moodyville connects to other neighbourhoods.
- The project will have an Informal appearance and be broken down into parts.
- The scale and length of the buildings contribute to a pedestrian-friendly neighbourhood.
- The project has to fit the site and not overshadow neighbouring buildings.
- The buildings to the south will probably be on a larger scale than the project.

- Alternative designs were considered but an apartment building would be too dominant and row townhouses would be too rigid.
- The design responds to the sloping site with direct access from East 3<sup>rd</sup> Street and front doors on the lane.
- The design maximizes open space and avoids retaining walls on the flanking sides as it transitions east to west allowing for a semi-private space transition.
- Liveability is strong on the project.
- A series of walkways allow for connectivity.
- The doors directly on the lane activate the use of the lane and shows what a lane can be.
- There is direct and level bike access.
- The East 3<sup>rd</sup> Street units are adaptable.
- There are no fences and gates on East 3<sup>rd</sup> Street to the live-work areas which makes them accessible and visible.
- With regard to sustainability, solar panels will be included in the project and the buildings will exceed energy compliance requirements. Increased overhangs are used to the south for solar protection.
- This is the new Moodyville: informal, smaller places, with the use of locally-sourced wood.
- The horizontality of the design echoes fences used in "old" Moodyville.

Gerry Eckford, ETA Landscape Architecture, reviewed the landscape plan:

- The landscape narrative reflects the lumber industry and lighting innovation i.e. how the wood would be transformed from raw lumber to the finished product; the design uses very heavy timbers ranging from raw logs to very finished, polished logs in a symbolic way.
- Wooden "dolphins" in the play area reflect the shipping history. The play area is designed for creative play.
- The courtyards will have a sequence and transition of materials to give the idea of docks and decking.
- Planters on either side of the walkways will be treated differently to give character and variation.
- To continue the idea of innovative lighting, solar lighting is used in the landscape.
- In the public realm the lane is widened with the use of a stamped pattern to enhance the entry points for the lane-facing units.
- On the east side of the project there is a public access pathway from East 3<sup>rd</sup> Street down to the lane which will eventually connect to the second project all the way down to East 2<sup>nd</sup> Street.

**Questions from the Panel included but were not limited to:**

- What is your storm water management plan? **A:** It will be captured in the planters.
- You have 1 of 7 points on LEED for landscape; can you get more points? **A:** We are exploring getting more points, for the non-invasive plants for instance.
- The walkways at the property lines, are they three feet wide? **A:** We trying to prioritize the public eastern one which is over four feet wide with no gates, except to the courtyard. The western one is slightly narrower and more private with gates.
- In your sustainability statement targeting LEED Gold, are you required to design to passive design? **Staff:** There are a series of options in the Bylaw; this project is choosing the LEED Gold option.
- How will they compare to other market projects in terms of affordability? **A:** Everything is relative; there is a range of sizes with none less than two bedrooms. We have opted for

larger family homes. We think they will be relatively affordable. There are also lock-off units to provide an opportunity for income.

- The front and back elevations are quite different the ends of the buildings which seem fairly stark: massive blank walls, could something be done to make them more interesting? **A:** We cannot step back the building as it reduces the liveable area. We could add windows but are worried about overlook.
- I am happy to hear that your next project is passive house; why is this one LEED Gold? **A:** It will be an interesting comparison to see how they cost out. Stacked units have increased air leakage which makes it difficult to meet passive house standards.
- How are you using real wood? **A:** The front trellis is reclaimed lumber, as are the elements in the courtyard, benches, the at grade privacy screens. Cedar on the buildings would not be good for the strata to maintain. Wood soffits would not match the Hardi panel, which is more durable.
- What is the address of the units off the lane, lane or courtyard? **A:** They have entrances from both. We see the lane as the opportunity for the front doors which is really key to the units on the lane. The lane units will interface to the south with the second project.
- What is width of the courtyard? **A:** 30 feet.
- What about overlook? **A:** We have tried to avoid cross views. The windows are smaller on the north units. There are no direct bedroom to bedroom views.
- There is no direct link to courtyard from the parkade? **A:** No, stairs would take up too much space in the courtyard.
- Will there be an elevator? **A:** We will look at it.
- The live-work units are on the north side? **A:** Yes, with visitor access from East 3<sup>rd</sup> Street.
- How high are the planters? **A:** 36 inches, with some 24 inches high to give variation.
- Can you speak a little bit more about how this is supposed to be interpreted as a varied architectural expression; are there more opportunities to do so? **A:** The proportions and separation creates variation as you do not see the building straight on, just from the street. The overhangs are different on both buildings. We sought to keep the lower floor as an urban edge. Shade and shadow and colours have been used in different proportions while keeping to the palette. The intention is to provide modularity down the street so that entries look a little bit more individual, the landscape helps to break down the building as you go down the street. There is variety from an experiential point of view.

#### **Comments from the Panel included but were not limited to:**

- I appreciate the larger scale plans which are easy to read.
- I like the use of solar, the accessibility, the mews and connection, the laneway access is huge; it provides quality throughout the unit. The trellis gateway is a bit of a missed opportunity; you have the chance to the mark the entranceway with something more unique.
- It is good to vary the frontage expression with two buildings of equal length and height. I appreciate the comment about the elevation.
- The renderings show that the landscape has a significant impact on addressing form and character.
- I appreciate the use of materials.
- Good documentation and presentation.
- There is a great unit mix; the number of two and three bedroom units is innovative. We need more housing for families. The lock-off units are praiseworthy; really attempts to provide three and four bedrooms.

- I find the palette lighter and clearer in the illustrations than on the sample board. The samples seem muddy; somehow adjust the palate to be more like the renderings.
- The project has benefitted by the fact that it is small with two relatively small buildings; the modulation of the façade does have more variety from the ground.
- The architectural form is innovative with the courtyard and how it addresses the lane.
- The landscape is very well done and enhances the project.
- Could you reconsider the idea about wood? It would be precedent-setting to have someone embrace wood. It would be innovative to see how it might be deployed. It would make it even better if you had the real material; wood soffits do not need much maintenance. It would be spectacular and would talk to the local materials guideline.
- The landscaping will have to be support clear sightlines and lighting. The back units will have to be clearly identified for first responders, especially at night.
- Thank you for an amazing package. Make the ends of the buildings more interesting and more compatible with the rest of the scheme.
- Try to widen the west sidewalk; it feels tight. I appreciate the access; it will be good if it goes through to east 2<sup>nd</sup> Street.
- The map at the lane, the boardwalk paving and patterning in the lane is great. It will be interesting and a nice precedent for the neighbourhood to carry the decking idea.
- In the play space I might do more dolphins and make it one storey instead of two, perhaps ditch the boulders.
- I also encourage wood and stone on the building; use local materials.
- I appreciate your comments on how people experience the building. You do experience the facades as you move down the street. We are trying to avoid the creation of unrelenting corridors which is why I asked for more variation in the façade.
- It was a great presentation. The animation was very illuminating.
- There are some opportunities to use the palette you have; do not introduce something foreign to palette. Do something to make it feel less like an urban wall.
- I agree about the opportunity at the entry; more could be done at the opening. The buildings could celebrate it more, to bring people in.
- I appreciate your attempt to explore what Moodyville was and can be.

**Presenter's comments:**

Thank you for all the comments. The landscape ones are very helpful; there is a lot more work to do. We are looking forward to pulling it together. I think more thought to breaking up the buildings can be accomplished. It does make sense to take another look at the ends of the buildings; we can do more. We want to set the benchmark high. We will try to fulfill your comments. We will be able to look at it and fine tune it. We can do a lot of work on the front entry. Good feedback.

It was regularly moved and seconded

**THAT** the Advisory Design Panel has reviewed the Development Permit Application for 519-531 East 3<sup>rd</sup> Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Further work on the trellis element to make it more unique;
- Use the entry as an opportunity to further vary the architectural form and create more unique elements between the two buildings;
- Review the materiality by introducing more elements and brightening the colour palette;
- Explore the opportunity to use more locally-sourced real wood;
- Explore opportunities to use real wood on the façade;
- Explore opportunities to vary the east and west facades with fenestration or materials;
- Consider wider pathways along the eastern and western sides of the property; and
- Consider removing the boulders from the play area in favour of more dolphins.

The Panel wishes to thank the applicant for their thorough presentation.

**Carried Unanimously**

*B. Checkwitch left the meeting at 7:15 p.m. and S. Gushe took the Chair.*

**5. 618-638 East 3<sup>rd</sup> Street (Development Permit Application)**

This is an application for a 24 unit townhouse project and six lock-off units in six separate buildings which will be built to passive house standard.

Staff asked for Panel's input on the architectural style which has a strong horizontal articulation, the proposed landscaping plan, the transition between public and private space off both the street and the lane, and the overall architectural presentation.

Wayne Fougere, Fougere Architecture Inc., described the project to the Panel:

- The design is for townhouses which will be orientated toward families.
- The two end units are four-bedroom homes
- Six of the homes on East 3<sup>rd</sup> Street have lock-off units; two of which are accessible.
- One of the most advantageous aspects of the site is the south facing slope.
- The homes are configured to match the topography, following the grade.
- The site will be accessed off the lane at the north west corner.
- The steep slope means the homes facing the lane are as low as possible facing the lane so that residents can enter at grade into the front door.
- The main floors in the street facing units are lower than the garages in order to make the entry from the street as close to grade as possible.
- Each entry on East 3<sup>rd</sup> has a patio; the units also have roof decks.
- The homes to the north on the lane are entered via gates into a patio.
- The homes will be built to the passive house standard so there is a need to make the building as simple as possible. The details have influenced the design.
- There are pathways through the buildings into the auto court and at either end.
- Panels at the base of the buildings cover the insulation for passive house design.
- Wood is used as an accent with panels of smooth and pebbled stone dash.

Mary Chan, PMG Landscape Architects, reviewed the landscape plan:

- There is a street-friendly ground plane design around the building.
- Each unit will have a front door and semi-private space at the ground plane with shrub planting along a low fence and some canopy trees.
- There is buffer planting along the laneway.
- Each connection is lined with planting and canopy trees for privacy between neighbours.
- There are large canopy trees at each end of the auto court.
- Plantings of greenery at each garage provide separation.
- The storm water management report recommended permeable pavers in the auto court and patios. The pavers will allow the auto court to be more of a courtyard.
- It is hoped to save the trees on East 3<sup>rd</sup> Street.
- Ornamental plants and native cultivars which are drought tolerant with low water requirements are used in the landscape plan. A high efficiency drip irrigation system will be used when necessary.
- There is lighting throughout the site for CPTED purposes.
- The canopy trees on the south edge will help mitigate solar gain.

**Questions from the Panel included but were not limited to:**

- Where is the mailbox? **A:** It will be under the trees.
- How does the recycling work? **A:** They will have to walk around to the facilities.
- Why are you using two colours of paving in the courtyard? **A:** We wanted to break up the length and make it more interesting. The bands of colour identify where the road narrows to one way traffic.
- In which way is the landscape innovative? **A:** We are using native cultivars, permeable paving creating the courtyard, there is some habitat-friendly planting.
- Are there operable windows? **A:** It is a passive house requirement that there are operable windows in every habitable space.
- What are the bedrooms facing the lane? **A:** We did not put master bedrooms facing the laneway to respect the neighbours; they are second bedrooms.
- What about heating for the courtyard? **A:** We are looking into it; I think we need a system so the strata does not have to salt in icy weather.
- What about unit identification for first responders? **A:** There will be addresses on illuminated signs to show the rear units. We and our consultant have been talking to the Fire Department about how to do it.
- The wood siding is real wood? **A:** Yes, cedar.
- Do the central paths go all the way through the project? **A:** No, just to the auto court, then you walk along to the end.
- How will you prevent the water from the lane going down into the patios? **A:** The patios will all drain to a substructure.
- How are you going to prevent the pavers from moving as cars move down the slope? **A:** The civil engineer said it will work. We will probably have bands in place to prevent the pavers sliding.
- Is the stucco façade a rain screen? **A:** Yes.
- What is the rain protection over the entries? **A:** A three foot flat roof.
- Did you look at putting the parking underground? **A:** No, the Guidelines seem to fit with the auto court.
- How does your architectural expression contribute to the Moodyville identity? **A:** We think following the Guidelines makes it unique, especially the passive house standard.

Everything is based on the Guidelines which were based on the Guiding Principles. There is already international interest in Moodyville; you are establishing an identity as one of the most sustainable communities with passive house, pedestrian ways etc.

**Comments from the Panel included but were not limited to:**

- When I look at the sections, I find the forms to be repetitive across the site. I would encourage you to continue to explore the idea, to get the sense of incrementality required in the Guidelines.
- I find the colour palette to be quite dark. And encourage you to brighten it up. Use local wood.
- I would encourage you to use a narrower cultivar at the ends of the auto court.
- Take a look at the landscape as an opportunity to express a distinct sense of place with innovative design. The present design is very competent but not very innovative.
- Only three of the 17 plants listed are native. You need to make the planting scheme really robust with long blooming seasons, habitat planting.
- In the lock-off units the relationship between the kitchen counter and bathroom door will be a problem.
- The ends of the buildings could be more interesting; they are not treated in the same way as the front and back elevations. A little more patterning, relief, fenestration would make them better.
- The decks do not seem to offer much privacy; they are very close together and should be more private to encourage use.
- It might be more functional to have the laundry on the bedroom floor.
- Thank you for including large scale floor plans in the package.
- Can the recesses on the upper level be moved to enlarge the bedrooms so they would be more useful?
- It is an interesting and straight forward project. There is work to be done but the presentation is a good start.
- A detailed study needs to be done to ensure the stucco is finished neatly.
- The landscape plan will have to have clear lines of sight on the walkways.
- It must be easy to identify the rear units for first responders, especially at night.
- I appreciate you paving the auto court as well as the treatment of the laneway.
- Aside from paving and planting, more could be done to the landscape treatment, more likely on the East 3<sup>rd</sup> Street side.
- While I appreciate the auto court, the design of the garages and lack of articulation at the back of the buildings will create a cold space. It will be very shady.
- I have serious reservations on the street frontage about the lack of articulation. There could be some finesse; it is a very simplistic blocky style with the use of large panels of colours. I appreciate the use of the wood but it is almost 50 % of the frontage and would be more powerful if used more selectively.
- I really appreciate building to passive house; it is another example of how to build it. I appreciate the use of real wood in a serious way.
- I am struggling with the architectural expression of the project and finding it difficult to follow the plans.
- I like that the façade is broken down, but it is very repetitive.
- I am concerned about the use of large expanses of stucco; it seems like a material of the past. I think the palate is very stark. The courtyard is not a warm and welcoming space; could attention be paid to make it more of a courtyard space with access to parking? Also you should warm up the facades looking over the laneway.



- Where there is an opportunity to provide detail, use it to add some finesse and detail to the project. The elements seem very blocky and basic. If some attention could be paid to finer details to warm it up and give it a human scale it would be good.

**Presenter's comments:**

Thank you for your comments. With regard to the architecture, we chose the blocking on purpose and coloured the north facade to bounce light into the courtyard. Finesse is historic, we tried not to do that. I think it is a good project. Stucco bounces light and the shadow on the pebbles creates interest. I am confident that it is a durable product. I think it is the right material. We tried to make the project more modern than we normally do on purpose. We kept it simple; we would have to tack details on. We started with a chunky theme. We wanted to do the project as large building blocks. We want to put good materials on the building; not Hardi board. Thank you for your ideas.

It was regularly moved and seconded

**THAT** the Advisory Design Panel has reviewed the Development Permit Application for 618-638 East 3<sup>rd</sup> Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Look at varying the form within the building blocks;
- Look for more innovation in the landscape by including more native species and habitat-supporting planting;
- Consider a narrower cultivar of the Liriodendron trees;
- Ensure the landscape plan supports clean sightlines and does not obscure external lighting;
- More innovation of the East 3<sup>rd</sup> Street landscape plan is suggested;
- Review the powder room door swing in the lock off units;
- Review and study the east and west elevations of the buildings to provide variation;
- Consider how to make the autocourt balconies more private;
- Review the laundry location;
- Consider whether the bedrooms facing the laneway can be enlarged and the exterior roof areas reduced;
- Ensure clear unit identification for first responders, especially at night;
- Review the activation of the autocourt to make it a more active and inviting social space; and
- Review architectural details to add further refinement such as:
  - Whether the large areas of stucco could be broken up;
  - The use of wood and subtler wood detailing; and
  - Perhaps soften the colour palette.

The Panel wishes to thank the applicant for their presentation.

**Carried  
4 in favour  
1 opposed**

## 6. 272 East 9<sup>th</sup> Street (Rezoning Application)

This is a rezoning application to build a four unit townhouse and detached garage to replace the existing duplex.

Staff asked for Panel's input on the overall architectural appearance, including the appearance of the roof top deck access, the landscape plan, including the acceptability of the planting list, and the presence of the four car garage facing the rear lane.

Kent Halex, Halex Architecture Ltd., described the project to the Panel:

- It is a straightforward project.
- The applicant has also purchased the property to the west and will be developing it.
- 0.75 FSR is proposed.
- The grade change from the lane to the street is seven feet.
- There are no basement suites in the design.
- The proposal consists of two units at the front with two attached at the rear.
- Each unit has an outdoor landscaped area and a roof deck, which is partially covered to encourage use.
- Each unit has one enclosed parking space. There are two guest spaces.
- The proposal conforms to the Bylaw; no variances are being sought.
- Materials include stained wood siding, Hardi board siding, asphalt roofs.
- Stylistically the street is in transition, older nondescript houses being replaced.
- The Interesting design at the lane complements the neighbouring coach house.
- The butterfly roof adds interest.

Josh Bernsen, Forma Design, reviewed the landscape plan:

- The design reinforces the connection from the front door to the street and park.
- There will be low planting at the front doors of the units.
- There will be address numbers on the entry gate columns to identify each unit.
- Each unit has an outdoor patio; the front yards have green space giving an opportunity to interact with community.
- Paths at the side access the rear units and garages.
- There are two primary paving materials; the pathways are concrete, unit pavers are used on patios and parking spaces.
- The plan is a mix of native plants and ornamental shrubs and trees.
- Two maple trees on either side of the pathway provide a gateway to the rear units.

### **Questions from the Panel included but were not limited to:**

- Do you have a civil engineer? **A:** Yes.
- Is the setback preventing the building moving forward on the lot? **A:** Yes, we are on the front setback.
- What is the width of the parking stalls? **A:** 10 feet.
- Have you talked to the neighbours about the outdoor roof space? **A:** We are the neighbours to the west. The neighbour to the east has a roof deck; ours is a little bit higher but the views are to the south. They have seen the plans.

- Can you describe the storm water management plan? **A:** We have not finished the details. The walkways will slope into the planting. It will be created by Creus Engineering.
- Is the balcony considered part of the roof deck? **A:** No, it is under an eave.
- What is the material at the front? **A:** It is horizontal wood fencing on top of the wall.

**Comments from the Panel included but were not limited to:**

- The patio between the north units and garages is tight; could the building be moved a little forward to give the patio a little more space?
- I really like the light wells and that you can go outside and do things.
- The garages seem narrow; if they were wider it would be better.
- I really like the project; it is very liveable.
- I wonder if the material on the second floor might be more compatible with cedar.
- It is an interesting project.
- I like the lighting concept and rough-ins for addresses.
- The line of site to the rear suites is very busy; make sure it is easily identifiable, especially at night
- I find the landscape to be tasteful.
- I appreciate the clerestory window in the garages otherwise it would just be a box. It makes the laneway seem quite liveable.
- The massing of the project fits in quite well in the neighbourhood.
- My main concerns are with the roofs. I like the inward angle on level one but am not happy with the roof on level three; it looks added on. I do not like the way the corners taper in.
- Another issue on level three is the asphalt flat roof could be very hot for the designated deck space; consider a loose granular material to break it up a bit and mitigate heat gain.
- I am in agreement about the roof line and the large extent of black asphalt in front of the deck; it will not be nice to look at.
- I wonder about privacy of the roof decks; maybe there should be solid upstands. The residents may lose something to the view but they would have a barrier against the heat and gain privacy. I wonder about bringing the walls around the deck.
- Re the balconies on the second floor – the roof line looks complicated against them. Perhaps extend the balcony across a flat roof. Are they giving up an amenity that may be desirable?
- The roof on the third floor seems awkward but appreciate you need the shade. The posts look spindly against the scale of the volume to the roof. It could be more cohesive. The roof seems like an oversize umbrella; work on the upstands to get more unity.

**Presenter's comments:**

It is a great idea to consider putting solid or opaque walls on the deck; certainly on the sides it would give more privacy to the east. We will probably do a light coloured roof to reduce heat gain.

It was regularly moved and seconded

**THAT** the Advisory Design Panel has reviewed the Rezoning Application for 272 East 9th Street and recommends approval subject to addressing the following issues to the satisfaction of the Development Planner:

- Consider if the patio area at the rear can be enlarged;
- Consider whether the visitor parking stalls could be on the street in order to increase the width of the garages;
- Make sure that the numbers and location of the rear suites are identified, particularly at night, for first responders;
- Review the massing of the third floor including the roof structure roof;
- Review alternatives to the aluminium and clear glass railing at the third floor, to limit view of the roof membrane and provide privacy between units and properties;
- Review the high-albedo roof material on the roof deck; and
- Review the inverted roof line and balcony configuration at the second floor to determine if the balconies can be enlarged and incorporated with the overhang.

The Panel wishes to thank the applicant for their presentation.

**Carried Unanimously**

**7. Other Business**

None.

**8. Adjournment**

There being no further business, the meeting adjourned at 9:20 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, January 18th, 2017.

Chair 